

Town of Dighton

Community Preservation Committee

Doc 2: General Criteria/Definitions/Decision Guidelines for Project Proposals

These general guidelines will be used for proposal evaluation, together with appropriate category-specific criteria that follow. Proposals for projects that meet multiple criteria are encouraged; no single criterion is required, other than legal compliances.

- Involves two or more of the purposes designated for funding under the CPA.
- Involves multiple sources of funding, including other public and/or private funds.
- Creates incentives for other public and/or private projects and/or collaborations to occur.
- Serves multiple needs and populations, especially a currently underserved population.
- Preserves a resource or opportunity that would otherwise be threatened and/or lost.
- Demonstrates one or more of the following: practicality, feasibility, urgency.
- Is consistent with Town-wide planning efforts/reports that have received broad-based scrutiny and input.
- Is endorsed by other municipal boards/departments and/or community organizations and is eligible for necessary permitting.
- Demonstrates that the project can be implemented expeditiously and within budget.
- Demonstrates that project alternatives and alternative funding mechanisms have been fully explored.
- Produces an advantageous cost/benefit value and provides for a dedicated source of non-CPA funding for on-going maintenance if needed and/or a potential source of revenue.
- Preserves or utilizes currently owned town assets.
- Preserves the essential character of the town.
- Is a collaborative effort with other organizations or CPCs to meet a regional public need.

- Demonstrates that the project has substantial support from neighboring property owners.

OPEN SPACE

CPA funds may be expended for "...the acquisition, creation, and preservation of open space....and for the rehabilitation or restoration of such open space... that is acquired under the CPA."

Criteria for Open Space projects:

- Protects or preserves water supply/aquifer, wildlife habitats or biodiversity.
- Protects or preserves marshes and other wetlands, ponds, streams, vernal pools or riparian zones.
- Protects or preserves river or stream frontage.
- Preserves threatened resources.
- Preserves, enhances, or creates scenic vistas; borders scenic roadways.
- Creates linkages with existing conservation lands or trails.
- Promotes connectivity of habitats or prevents fragmentation of habitats.
- Preserves or enhances the town's rural and agricultural character.
- Provides opportunities for passive recreation and environmental education.

HISTORIC PRESERVATION

CPA funds may be expended "...for the acquisition, preservation, rehabilitation and restoration of historic resources..." A historic resource is defined to include a building, structure, vessel, or other real property that is either listed or eligible for listing on the State Register of Historic Places; or determined by the local Historical Commission or

Historic District Commission to be significant in the history, archeology, architecture, or culture (including cultural landscapes) of the town.

Criteria for Historic Preservation projects:

- Acquires, preserves, enhances, restores, and/or rehabilitates and provides permanent protection for historic, cultural, landscape, architectural or archaeological resources of significance, especially if threatened.
- Preserves, rehabilitates, or restores town-owned properties, features, or resources of historical significance, including the historical function of a property or site.
- Demonstrates a public benefit and helps to retain town property ownership.
- Has benefits for future generations.
- Is qualified by Historical Commission or Historic District Commission as historic resource.

COMMUNITY HOUSING

CPA funds may be expended for “.....the creation, preservation, and support of community housing and for the rehabilitation or restoration of such....community housing that is acquired or created” under the Act. Community housing is defined to include housing for persons or families earning up to 100% of our area-wide median income. Criteria for Affordable Housing project:

- Ensures long-term affordability, for both rental and home ownership opportunities.
- Promotes/maintains intermingling of affordable and market-rate housing.
- Contributes to the State-mandated 10% subsidized housing inventory.
- Promotes/supports/provides housing for essential employees.
- Reuses existing buildings and/or proposes construction on previously developed or Town-owned sites.
- Converts units from market rate to affordable.

- Provides housing that is harmonious with traditional design and scale in the town as well as concepts suggested in town planning documents, such as small clusters, enhancing the village centers.
- Utilizes energy efficiency technologies and long-term low maintenance strategies.

RECREATION

CPA funds may be expended on "...the acquisition, creation, and preservation of land for recreation use...and for rehabilitation or restoration of...land for recreational use... that is acquired or created" under the CPA. Recreational use is defined as active or passive. The Act prohibits use of funds to acquire, create, or preserve land for a stadium, gymnasium, or similar structure.

Criteria for Recreation projects

- Supports multiple recreation uses for a significant portion of residents of all ages and abilities.
- Expands the range of recreational facilities (CPA prohibits fund use for stadiums, gyms, similar structures), especially on town-owned land.
- Preserves or restores existing recreational facilities (excluding maintenance).
- Promotes passive recreation, such as hiking, biking, and cross-country skiing, on town-owned property and public ways, as well as swimming, ice skating, boating, fishing, and beach and pond access.
- Creates safe and healthful non-motorized transportation opportunities.
- Acquires, creates, or preserves land for recreation use.
- Creates opportunities for environmental education.
- Rehabilitates or restores land for recreational use that is acquired or created using CPA funds.

CPA Definitions:

“Community housing”, low and moderate income housing for individuals and families, including low or moderate income senior housing.

“Historic resources”, a building, structure, vessel or real property that is listed or eligible for listing on the state register of historic places or has been determined by the local historic preservation commission to be significant in the history, archaeology, architecture or culture of a city or town.

“Low income housing”, housing for those persons and families whose annual income is less than 80 per cent of the area-wide median income. The area-wide median income shall be the area-wide median income as determined by the United States Department of Housing and Urban Development.

“Low or moderate senior housing” housing for those persons having reached the age of 60 or over who would qualify for low or moderate income housing.

“Moderate income housing”, housing for those persons and families whose annual income is less than 100 per cent of the area-wide median income. The area-wide median income shall be the area-wide median income as determined by the United States Department of Housing and Urban Development.

“Open space”, shall include, but not be limited to, land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontages, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use.

“Preservation”, protection of personal and real property from injury, harm or destruction, but not including maintenance.

“Maintenance”, the upkeep of real or personal property.

“Real property”, land, buildings, appurtenant structures and fixtures attached to buildings or land, including, where applicable, real property interests.

“Real property interest”, a present or future legal or equitable interest in or to real property, including easements and restrictions, and any beneficial interest therein. (This is more specifically defined in the CPA law.)

“Recreational use”, active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field. “Recreational use” shall not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.

“Rehabilitation”, the remodeling, reconstruction and making of extraordinary repairs to historic resources, open spaces, lands for recreational use and community housing for the purpose of making such historic resources, open spaces, lands for recreational use and community housing functional for their intended use, including but not limited to improvements to comply with the Americans with Disabilities Act and other federal, state or local building or access codes. With respect to historic resources, rehabilitation shall have the additional meaning of work to comply with the Standards for Rehabilitation stated in the United States Secretary of the Interior’s Standards for the Treatment of Historic Properties codified in 36 CFR Part 68.

Note : Taken from Chapter 44B of the Massachusetts General Laws, Community Preservation.